

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.258** Parcel number(s): **145029005**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Pioneer Hotel**
- 6. Current Building Name: **Pioneer Building**
- 7. Building Address: **737 Lincoln Avenue**
- 8. Owner Name: **Williams Family Partnership, LLLP, et. al.**
- Owner Organization:
- Owner Address: **P.O. Box 774286**  
**Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SE ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344566 mE** **4483089 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 5 Block 29**  
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 56 feet x Width: 50 feet**
16. Number of stories: **3**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Window/Segmental Arch**
21. General architectural description:  
**The Pioneer Building is a three-story, flat-roofed, brick commercial edifice located in the 700 block of Lincoln Avenue, near the heart of downtown Steamboat Springs. The building's first story currently houses two retail tenants: "River Blue" in the southeast half, and "Metropolitan Mudd Coffee Co. in the northwest half. Constructed in 1923, and renovated in the late 1970s, the building features a symmetrically arranged façade which fronts directly onto the wide concrete sidewalk fronting Lincoln Avenue on the northeast elevation. The façade's main level features a recessed, centered, entryway, with a set of paired, painted white, 15-light, glass-in-wood-frame entry doors, with multi-paned sidelights. A set of two painted white turned columns support a red canvas awning which extends out over the sidewalk above the entry. The words "The Pioneer Building" (in cursive), and the address "737 Lincoln Avenue", appear in white lettering on the canvas awning. A painted white 15-light glass-in-wood-frame door, with a multi-light transom, is located to the southeast of the recessed entryway. This door is covered by a red canvas awning with the words "RIVER BLUE" printed on the canvas. Another painted white glass-in-wood-frame door, with a multi-light transom, is located to the northwest of the recessed entry. This door is also covered by a red canvas awning with the words "ESPRESSO COFFEE" printed on the canvas. Two large single-light storefront display windows are respectively located at either end of the façade. Both of these windows feature painted white wood frames, multi-paned transoms, and segmental brick arches. The second and third stories on the façade are each penetrated by five 1/1 double-hung sash windows, with painted white wood frames and surrounds, painted red concrete or sandstone sills, and segmental brick arches. The façade's first story wall is clad with painted red textured stucco, while the original red brick wall, laid in common bond, is exposed on the second and third stories. Distinctive, painted or stuccoed red, corbelled brickwork appears at the top of the façade wall. Small sections of the red brick walls, laid in common bond are**

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visible on the upper northwest and southeast (sides) elevations, above the two buildings which flank the Pioneer Building on either side. The building has been extended to the rear (southwest) by a single-story, flat-roofed addition. The southwest (rear) elevations (of both the original building and the addition) are clad with non-historic cream color horizontal vinyl siding. A solid wood door enters the southeast end of the southwest elevation from a 5-step wood porch covered by a shed roof. Two wooden staircases ascend from the roof of the single-story addition to two painted white, 15-light, glass-in-wood-frame doors which enter the rear of the original third story from small wood balconies. The rear elevation of the original second and third stories is also penetrated by multiple 1/1 double-hung sash windows.

22. Architectural style: **Early Twentieth Century Commercial Style**  
 Building type:
23. Landscape or special setting features: **The Pioneer Building is located on the southwest side of the 700 block of Lincoln Avenue (U.S. Highway 40) in downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Not Applicable**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1923**  
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; Sanborn Insurance map, June 1920; "Pioneer Building." Routt County Historic Preservation Board Application for Local Historic Designation form, March, 1995.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Art Gumprecht (possibly)**  
 Source of information: **"Pioneer Building." Routt County Historic Preservation Board Application for Local Historic Designation form, March, 1995.**
28. Original owner: **Ida Critchfield**  
 Source of information: **"Pioneer Building." Routt County Historic Preservation Board Application for Local Historic Designation form, March, 1995.**
29. Construction history:  
**This property (Lot 5 of Block 29) was first developed in the mid-to-late 1990s when the Bartz Hotel was constructed here. Operated by Alice Bartz, the Bartz Hotel was a large, irregularly-shaped, log structure which was set back several feet from the street. A small dwelling was built onto the rear of the main hotel building. A shed, attached to the rear of the dwelling was being used as a garage by 1920. The building's name was changed from the "Bartz Hotel" to the "Hotel Elkview" sometime between 1911 and 1920.**
- The 1890s log building was destroyed by fire in the early 1920s, and was replaced by the extant three-story Pioneer Hotel building in 1923. Oral sources in Steamboat Springs relate that it was probably constructed by Art Gumprecht, a well-known local builder during the early-to-mid 1900s. The Pioneer Hotel gradually fell into disrepair during the 1950s, '60s, and '70s. The building was then extensively renovated in the late 1970s, under the direction of contractor John Rawlins. The building was listed on the Routt County Historic Register in 1995. It then underwent further renovation work in 1996, with the plans approved by the Routt County Historic Preservation Board and the City of Steamboat Springs.**
30. Original location:  Moved: Date of move(s): **N/A**

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s):               **Domestic/Hotel**  
   **Commerce and Trade/ Bar**
32. Intermediate use(s):       **Domestic/Hotel**  
   **Commerce and Trade/ Bar**
33. Current use(s):               **Commerce and Trade/Business**  
   **Commerce and Trade/Restaurant**
34. Site type(s):                 **Three story commercial building.**

35. Historical background:

**This property was initially developed in the mid-to-late 1890s with the construction of a log hotel building, with a dwelling built onto its rear elevation. Named the Bartz Hotel, this establishment was operated by Alice Bartz until circa 1920. According to U.S. census records, Alice Bartz was born in Pennsylvania, circa 1852, and came to Steamboat Springs during the 1890s. Her marital status is listed as "widow" and her occupation as "hotel" in the 1900, 1910, and 1920 census records.**

**Alice Bartz sold the property to J.A. McCormick in May 1920, who then immediately deeded it to Ida Critchfield. The wife of Joseph Critchfield, Ida, then age 56, was a native of Minnesota. By June 1920, according to the Sanborn Insurance map, the Bartz Hotel had been renamed the Hotel Elkview. The log building burned to the ground just a year or two later, and Critchfield then arranged for the construction of a new three-story brick hotel. Named the Pioneer Hotel, the new building was owned or operated by members of the Critchfield family until 1943, followed by the Boyles family between 1943 and 1949, and the Lombardi family between circa 1952 and 1985.**

**During most years from the 1920s to the 1970s, the building's main floor was primarily occupied by the Pioneer Bar and Hotel. According to local lore, the bar and the hotel gained a reputation as a bawdy, even notorious, establishment. The Hacienda Café, a popular local eatery run by Jenny Casias was located in the building in the late 1960s and early 1970s. The building was then vacated and extensively renovated in the late 1970s before it was re-opened to new retail and business uses. New tenants in 1980-1981 included: The Damsel clothing store, Altamount Cross Country Ski, Bookcliffs Commercial Laboratories, Czarnowsky Consulting, and Gary Bosworth's real estate office, as well as offices for Pioneer Properties, the building's owner.**

**The Pioneer Hotel was listed on the Routt County Historic Register in 1995, and underwent further renovation work in 1996. Today (2007), the building's main level is occupied by two retail tenants - River Blue and the Metropolitan Mudd Coffee Company, with the upper floors devoted to professional office space.**

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36. Sources of information:

**Alexandroff, Marty.** "Colorado Cultural Resource Survey Architectural Inventory Form." February 1996, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

**Fourteenth Census of the United States, 1920, Routt County Colorado, Precinct 1, Steamboat Springs.**

**Klein, Naomi.** "Colorado Cultural Resource Survey Inventory Record." May 1981, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

**Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007.** On file at the Denver Public Library, Western History Department.

**"Pioneer Building."** Routt County Historic Preservation Board Application for Local Historic Designation form, March, 1995.

**Routt County Assessor, Commercial Property Appraisal Record.**

**Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.**

**"Steamboat Springs, Co. About 1910."** Plat map, on file at the Tread of Pioneers Museum.

**Thirteenth Census of the United States, 1910, Routt County Colorado, Precinct 1, Steamboat Springs.**

**Twelfth Census of the United States, 1900, Routt County Colorado, Precinct 1, Steamboat Springs.**

### VI. SIGNIFICANCE

37. Local landmark designation: Yes  No      Date of designation:      **03/20/95**

Designating authority: **Routt County Board of County Commissioners**

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

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Steamboat Springs Standards for Designation:

- |                                     |                |  |
|-------------------------------------|----------------|--|
| <input checked="" type="checkbox"/> | Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
|                                     | Not Applicable | B. Its location as a site of a significant historic event.   |
|                                     | Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.   |
| <input checked="" type="checkbox"/> | Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.  |
|                                     | Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.                                    |
|                                     | Not Applicable | F. Its embodiment of distinguishing characteristics of an architectural type or specimen.  |
|                                     | Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.                            |
| <input checked="" type="checkbox"/> | Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.                |
|                                     | Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.        |
| <input checked="" type="checkbox"/> | Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.  |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance:      National:                      State:                      Local:

42. Statement of significance:

**This building is historically significant for its associations with Steamboat Springs' commercial development, from the time of its construction in 1923 through the late 1950s. A well-known establishment, the Pioneer Hotel has long been an integral part of the fabric of downtown Steamboat Springs. The building is also architecturally notable for its early twentieth century architectural style, and it is downtown Steamboat Spring's only three-story commercial building. The property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The building has already been listed in the Routt County Historic Register.**

43. Assessment of historic physical integrity related to significance:

**The Pioneer Hotel displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**  
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes  No
- Discuss: **Historic buildings in the core area of downtown Steamboat Springs may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise a National Register historic district.**
- If there is National Register district potential, is this building: Contributing  Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #10; Image 200; CD #14, Images 264, 265, CD # 18, Image 326; CD #10; Image 200** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **06/22/07** **Steamboat Springs, CO 80477**
50. Recorder(s): **Carl McWilliams**  
**Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**  
**Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

